023.0	0001	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	854,900 / 854,900
					USE VALUE:	854,900 / 854,900
					ASSESSED:	854,900 / 854,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		TEEL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALBORNOZ MULLIGAN JORDI A &	
Owner 2:	ALBORNOZ-MULLIGAN JENNIFER J	
Owner 3:		
Street 1:	28 TEEL STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,300 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1923, having primarily Wood Shingle Exterior and 2288 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4300.000	412,100	3,600	439,200	854,900
Total Card	0.099	412,100	3,600	439,200	854,900
Total Parcel	0.099	412,100	3,600	439,200	854,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 373.65 | /Parcel: 373.6

Legal Description

User Acct 14665

GIS Ref

GIS Ref

Insp Date 01/27/16

Entered Lot Size

Total Land:

Land Unit Type:

!1853!

PREVIOUS ASSESSMENT

Parcel ID 023.0-0001-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	412,200	3600	4,300.	439,200	855,000	855,000	Year End Roll	12/18/2019
2019	101	FV	403,700	3600	4,300.	466,600	873,900	873,900	Year End Roll	1/3/2019
2018	101	FV	403,700	3600	4,300.	340,400	747,700	747,700	Year End Roll	12/20/2017
2017	104	FV	378,800	3600	4,300.	296,500	678,900	678,900	Year End Roll	1/3/2017
2006	104	FV	291,600	9500	4,300.	153,700	454,800	454,800		12/1/2005
2005	104	FV	291,600	9500	4,300.	153,700	454,800	454,800		1/5/2005
2004	104	FV	204,800	4700	4,300.	118,000	327,500	327,500		12/15/2003
2003	104	FV	204,800	4700	4,300.	118,000	327,500	327,500	Year End Roll	11/17/2002

PRINT

Date	Time
12/10/20	17:24:34

LAST REV

Date	Time
11/22/19	09:19:40

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1853

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZEVITAS MARK	65522-384		6/11/2015	Change>Sale	417,000	No	No		UNIT 28 sold individually 6/11/2015
DORSON MATTHEW	35775-508		6/27/2002		307,500	No	No		
VALENTI PETER/E	29170-590		10/1/1998	Family	280,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/4/2016	1215	Add Bath	110,000	O				new kitch + bath c
8/18/2016	2050	Inter-De	2,000	C				
5/12/2016	631	Re-Roof	3,250					reroof
11/21/1994	618	Manual	3,500					REPAIR PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2016	SQ Returned	EMK	Ellen K
1/27/2016	Meas/Inspect	PC	PHIL C
1/21/2016	Info Fm DEED	PC	PHIL C
11/21/1999	Inspected	256	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	263	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	14665
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4300		Sq. Ft.	Site		0	80.	1.28	1									439,199						439,200	

Total AC/HA: 0.09871 | Total SF/SM: 4300 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 439,199 | Spl Credit | Total: 439,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.10891604
Const Adj.:	0.98000199
Adj $ / SQ:	141.276
Other Features:	80000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	506231
Depreciation:	94159
Depreciated Total:	412072

COMMENTS

WITHDRAWAL OF CONDO 06/25/2015.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	9	BRs:	4	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	1
1	5	2	2
Totals			
2	9	4	

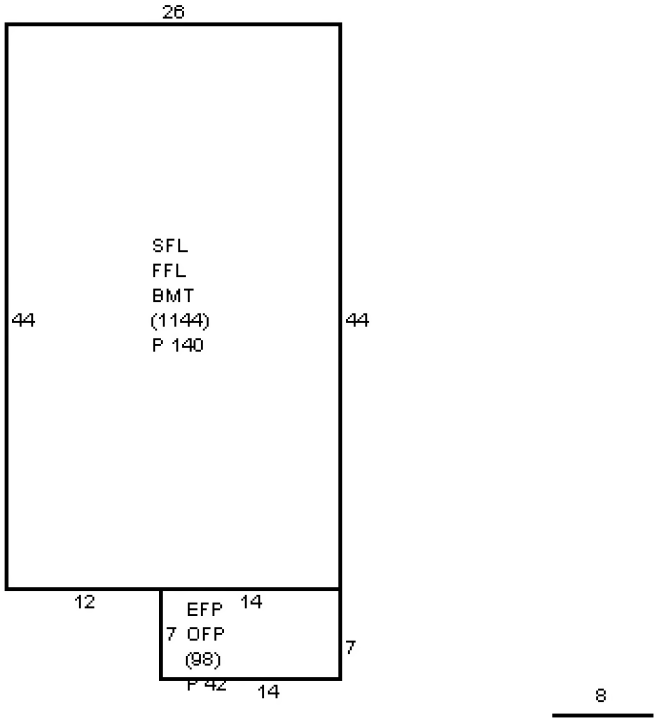
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	155.40
Special Features:	0	Val/Su Net:	113.59
Final Total:	412100	Val/Su SzAd	180.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,144	42.380	48,486
FFL	First Floor	1,144	141.280	161,620
SFL	Second Floor	1,144	141.280	161,620
EFP	Enclos Porch	98	53.910	5,283
OFP	Open Porch	98	32.670	3,202
	Net Sketched Area:	3,628	Total:	380,211
Size Ad	2288	Gross Are	3628	FinArea 2288

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

023.0-0001-0009.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	F	FR	1923	19.75	T	50	101			3,600			3,600

More:	N	Total Yard Items:	3,600	Total Special Featues:	Total: 3,600